

NLR Planning Commission
November 10, 2015
Agenda Meeting / Public Hearing 4:45 PM

Agenda Meeting: ▪ Roll Call

Reminder ▪ Turn off cell phones
 ▪ Planning Commission procedures on back of agenda

Administrative: ▪

Approval of Minutes: ▪ October 13, 2015

Development Review Committee:

- | | |
|---------------|---|
| A. SD2015-4 | CFO Network Addition, Lot 1, (Replat of an office located at the SW corner of 4 th and Maple Streets) |
| B. SD2015-5 | Richards Commercial, Lot 1-15 (Preliminary Plat of commercial lots located at the end of Richards Road – behind ABF) |
| C. SD2015-6 | Walmart Commercial, Lot 7AR, (Replat and Site Plan Review of a commercial center located on north side of Maumelle Blvd and near Paul Eells Drive) |
| D. SD2015-7 | George W Heilman Subd, Lot 5A and 5B (Replat and Site Plan Review of an contractors office located at SW corner of Hillard and Crystal Hill Road) |
| E. SD2015-8 | Northshore Business Park, Lot 11, Block 8 (Final Plat and Site Plan Review of a Windstream office located NE of the intersection of Northshore Lane and Northshore Drive) |
| F. NS-2442-15 | Trails at the Rock Addition, Lot 1 (Preliminary Plat and Site Plan Review of a Apartments located between Young Road and Crystal Hill Road) |

Public Hearings:

1. Rezone 2015-2. To rezone property from R-1 to R-4 to recognize existing multifamily use located at 2001 Hwy 161.
2. Special Use 2015-4. To allow a 6 camper trailers to be used as residence in a R-4 zone located at 2001 Hwy 161.

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:45 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

North Little Rock Planning Commission
Regular Meeting
October 13, 2015

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Belasco
Chambers
Foster
Harris
Phillips
White
Clifton, Chairman

Absent Members:

Alexander
Dietz

Staff Present:

Shawn Spencer, Director
Jimmy Pritchett, City Planner
Timothy Reavis, City Planner
Daniel McFadden, City Attorney
Keisa Stewart, Secretary

Others Present:

Ms. Diane Whitbey
Alderman Debi Ross

Approval of Minutes:

Motion was made and seconded to excuse Ms. Alexander and Mr. Dietz from today's meeting. The motion was approved with (6) affirmative votes.

Motion was made and seconded to approve the September meeting minutes as submitted. The minutes were approved with (6) affirmative votes.

Administrative:

Subdivision Administrative:**A. NS-2459-15 Faulkner Crossing Phase 7-10, Lot 347-532 (Preliminary Plat of a residential subdivision located at the SE corner of Faulkner Lake Road and Hwy 391)**

- 1. Requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Street names are to be approved by Planning Staff.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide full street improvements.
 - c. Provide ROW dedication.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide 1 street tree per lot.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
- 8. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. There will be a connection fee for this subdivision or phased portion of the subdivision also known as the Wilcox Connection Fee.
 - b. All sewer mains constructed outside of the existing or proposed rights-of-way shall have an exclusive sanitary sewer easement per NLRW standards.
 - c. Construction Plans shall be submitted to NLRW Engineering for review and approval prior to commencing construction.
 - d. Existing sewer facilities to serve the proposed development should be shown.
 - e. Provide a statement if all of the proposed lots for Phases 7-10 will be designed to be served by gravity sewer without the need for additional pump stations.
 - f. Provide a statement the proposed development can be served by the pump station that was constructed in Faulkner Crossing Phase 5.

- g. When submitting plans to NLRW for review and approval, please provide the hydraulic calculations for the build out and the pump station design.
- h. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (7) affirmative and (2) absent votes.

B. Rep-2461-15 Pershing Motel Addition, Lots 1A and 1B (Replat and Site Plan Review of a Murphy Express located at the NW corner of Pershing and Main)

- 1. Requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 2. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit.
 - b. Provide CNLR Access Driveway/Curb Cut Permit.
 - c. Provide Arkansas Department of Health approval for water and sewer facilities.
- 3. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - c. Driveway radii returns built to City Engineer's specifications.
 - d. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - e. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - f. Widths of driveways shall be 10' minimum to 40' maximum.
 - g. Cross drains in the Street ROW are to be RCP with flared end section unless approved by Engineering.
 - h. All driveways are to be concrete within the Street ROW.
 - i. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
 - j. Obtain driveway/curb cut from City Engineer or AHTD if State Highway.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening. (label on drawing)
 - c. Provide landscaping around masonry dumpster screening on the north and west sides.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Canopy lighting shall be recessed. (label on drawing)
 - f. Existing sign on Lot 1B not to advertise business on Lot 1A.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps to ADA standards and City Engineers standards/location.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.

- c. Provide street trees as shown.
- d. Provide parking lot shade trees as shown.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No electronic changeable copy sign permitted.
 - c. Allow pole sign along interstate, monument sign along Pershing.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location. Fire hydrant on Pershing will need to be relocated for better access.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 9. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 10. Meet the requirements of NLR Wastewater, including:**
 - a. Show the existing sewer facilities for the area around Lots 1A and 1B.
 - b. The proposed Lot 1B as shown does not have direct access to public sewer facilities and a sewer main extension to serve the lot will be required prior to the execution of the Final Plat.
 - c. If the sewer extension to serve Lot 1B will cross Lot 1A, an exclusive sanitary sewer easement per NLRW Standards will be required.
 - d. Construction Plans shall be submitted to NLRW Engineering for review and approval prior to commencing construction for the sewer main extension to serve Lot 1B.
 - e. Provide two copies of the Plumbing and Floor Plans for the proposed building to NLRW which should include each fixture, line size, grease traps, materials, etc.
 - f. Provide the location of a grease trap facility if a Food Service Permit will be issued for the establishment.
 - g. Show the location of the proposed service line for the development on Lot 1A.
 - h. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (7) affirmative and (2) absent votes.

C. SPR-2462-15 Frontier Industrial, Lot 1, Block 1 (Site Plan Review of an office located at 1814 Central Airport Road)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit. Stormwater plans are to be approved by City Engineer and a written approval provided to Planning Department.
 - b. Provide CNLR Access Driveway/Curb Cut Permit.
 - c. Provide Arkansas Department of Health approval for water and sewer facilities.
- 2. Meet the requirements of the City Engineer, including:**

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. Driveway radii returns built to City Engineer's specifications.
 - c. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - d. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - e. Widths of driveways shall be 10' minimum to 40' maximum.
 - f. Cross drains in the Street ROW are to be RCP with flared end section unless approved by Engineering.
 - g. All driveways are to be concrete within the Street ROW.
 - h. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
 - i. Obtain driveway/curb cut from City Engineer or AHTD if State Highway.
- 3. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow fencing as shown.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan.**
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees on center as shown.
 - d. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - e. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
- a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (7) affirmative and (2) absent votes.

Road, one-time, 1 year extension)**Public Hearings:**

1. Conditional Use #145. To allow a daycare center in a church located at 3501 Pike

The applicant, Ms. Tanya Ward, was present.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against the applicant.

There were no comments.

Conditions:

1. Hours of operation 4am – 1am, daily,
2. Playground fence to be 5' decorative iron,
3. Playground to be directly accessed from the building,
4. Playground to have emergency exit away from the building,
5. applicant must meet all applicable Federal, State, County and City requirements,
6. business license to be issued after Planning Staff confirmation of requirements,
7. playground to meet DHS and City of NLR requirements for playground surface and equipment,
8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offenders resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
9. applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter

Chairman Clifton asked for a roll call vote on the application.

Alexander	Absent	Dietz	Absent	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Harris	Yes	Clifton	Yes

Conditional Use # 145 was approved with (7) affirmative and (2) absent votes.

2. Conditional Use #146. To allow a parking lot in a C-6 zone located at southwest corner of 9th and Maple

The applicant, Ms. Kathleen Lambert, was present.

Chairman Clifton asked if there were any comments from anyone in the audience or Commissioners.

Mr. Chambers asked that the drive on Maple Street be concrete between the curb and side walk.

Ms. Lambert stated that they will be inputting a curb cut along with temporary gravel parking.

Chairman Clifton asked if there were any further comments.

There was further clarification on the parking lot requirements and temporary waiver.

There were no further comments.

Conditions:

1. Allow a temporary gravel parking lot until September 2018.
2. Applicant required going through Site Plan Review process in August 2018.
3. Entrances/exits of the temporary gravel parking lot to be approved by City Engineer.
4. Provide a 6' wood privacy fence along the south property line, from rear of property to front building line of the house to the south.
5. applicant must meet all applicable Federal, State, County and City requirements,
6. business license to be issued after Planning Staff confirmation of requirements,
7. applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter

Chairman Clifton asked for a roll call vote on the application.

Alexander	Absent	Dietz	Absent	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Harris	Yes	Clifton	Yes

Conditional Use #146 was approved with (7) affirmative and (2) absent votes.

3. Special Use #791. To allow a daycare center in an R-3 zone located at 200 West 20th.

The applicant, Ms. Carmell Boyd, was present.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

Mr. White inquired about the playground across the street from the facility.

Ms. Boyd explained that the playground will be used to play basketball by the older children that attend the facility for after school program. It will not be used by the smaller children.

Chairman Clifton asked if there were any further comments.

There were no further comments.

Conditions:

1. Hours of operation 5am – midnight, Mon – Fri,
2. Playground fence to be 4' chain link fence, with a 6' wood privacy fence along Maple Street and connecting to the building.
3. Existing out parcel playground/parking lot to be used by 6-12 year olds and will be accompanied by Staff at all times. This playground only to be used during daylight hours.
4. On-site playground to be directly accessed from the building,
5. Playground to have emergency exit away from the building,

6. applicant must meet all applicable Federal, State, County and City and Fire Marshal's requirements,
7. business license to be issued after Planning Staff confirmation of requirements,
8. playground to meet DHS and City of NLR requirements for playground surface and equipment,
9. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offenders resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
10. applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter

Chairman Clifton asked for a roll call vote on the application.

Alexander	Absent	Dietz	Absent	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Harris	Yes	Clifton	Yes

Special Use# 791 was approved with (7) affirmative and (2) absent votes.

4. Special Use #792. To allow a modular home in a R-2 zone located at 13419 Old River Road

The applicants, Ms. Kathy Reaper and Ms. Holly Persons, were present.

Chairman Clifton asked if the existing home will be moved before the modular home is built.

Ms. Persons answered yes.

Chairman Clifton asked if anyone in the audience or Commissioners would like speak on this application.

There were no further comments.

Conditions:

1. Modular home to meet setbacks of the property
2. applicant must meet all applicable Federal, State, County and City requirements,
3. business license to be issued after Planning Staff confirmation of requirements,
4. applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter

Chairman Clifton asked for a roll call vote on the application.

Alexander	Absent	Dietz	Absent	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Harris	Yes	Clifton	Yes

Special Use #792 was approved with (7) affirmative and (2) absent votes.

5. Rezone #1732 and Special Use #785. To rezone from O-1 to C-1 to allow a therapy clinic associated with a Special Use daycare located at 5800 Alpha Street

The applicants, Mr. & Mrs. Henry and Tracey Rainey, were present.

Chairman Clifton asked if the Commissioners approved a special use for the applicant in the past at a different location.

Mr. Rainey answered yes, they have out grown that location and will use it as their main office.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak on the application.

Mr. Foster asked what type of therapy they provided to children.

Mr. Rainey stated that they provide occupational, physical speech therapy.

Chairman Clifton asked has this been approved by the fire department.

Mr. Spencer stated that DHS will require fire marshal approval before facility is allowed to open for business.

Mr. Rainey stated that the fire marshal is in the process of inspection.

Chairman Clifton asked if there were any further comment.

There were no further comments.

Condition:

1. Access to playground(s) to be directly from the building.
2. Provide a 6' wood privacy fence around the playground(s) with an emergency exit away from the building.
3. Hours of operation to be 6 a.m. to midnight.
4. applicant must meet all applicable Federal, State, County and City requirements,
5. business license to be issued after Planning Staff confirmation of requirements,
6. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
7. playground to meet DHS and City of NLR requirements for playground surface and equipment,
8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offenders resides within 2000 feet of the proposed site for the daycare center / home daycare facility.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Absent	Dietz	Absent	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Harris	Yes	Clifton	Yes

Rezoning #1732 and Special Use #785 was approved with (7) affirmative and (2) absent votes.

Public Comments/Adjournment:

Mr. Spencer informed all the Commissioners that they will be seeing a lot more applications for schools such as Rezoning #1732 and Special Use #785.

Mr. Jimmy Pritchett informed the Commissioners on an upcoming Planning Commissioner meeting in November.

A motion was made to adjourn and it was second. The motion was passed with (7) affirmative votes. The meeting was adjourned at 5:10 pm.

A. SD2015-4 CFO Network Addition, Lot 1, (Replat of an office located at the SW corner of 4th and Maple Streets)

1. Requirements before the final plat/replat will be signed:

- a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

2. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. All exterior lighting shall be shielded and not encroach onto neighboring properties.

4. Meet the requirements of the Master Street Plan.

5. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.

6. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Provide sign location on site plan.
- c. No pole sign permitted. No electronic changeable copy sign permitted.

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.
- c. Fire hydrants to be within 400 feet of all areas of building.
- d. All exterior portions of a building must be within 150' of a FD access road.

8. Meet the requirements of CAW, including:

- a. Water is available to the site.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. Submit plans for water facilities and/or fire protection system to CAW for review.
- d. Approval of plans by AR Dept of Health Engineering Division is required.
- e. Contact CAW for requirements on backflow protection on meter services.
- f. Contact CAW for requirements on size and location of the meter.
- g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

9. Meet the requirements of NLR Wastewater, including:

- a. Sewer is available to the site.
- b. A complete set of drawings for development must be submitted to NLR Wastewater.
- c. Approval of plans by AR Dept of Health Engineering Division is required.

10. Meet the requirements of Rock Region Metro (CATA), including:

- a. Location served by Routes 4,10 and 13. No immediate impacts indicated by the plans provided.

B. SD2015-5 Richards Commercial, Lot 1-15 (Preliminary Plat of commercial lots located at the end of Richards Road – behind ABF)

1. Requirements before the final plat/replat will be signed:

- a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, street signs, street lights) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.

2. Meet the requirements of the City Engineer, including:

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Site Plan Review required on all lots.
- c. Street trees will be provide at SPR.
- d. Provide 10' utility easements around parent property perimeter.

4. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards on both sides of street
- b. Provide full street improvements.
- c. Provide ROW dedication.

5. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

6. Meet the following requirements concerning signage:

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.
- c. Water mains will need to be installed in this area.

8. Meet the requirements of CAW, including:

- a. Water service is not available to the site without an extension of facilities.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. Submit plans for water facilities and/or fire protection system to CAW for review.
- d. Approval of plans by AR Dept of Health Engineering Division is required.
- e. Contact CAW for requirements on backflow protection on meter services.
- f. Contact CAW for requirements on size and location of the meter.
- g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

9. Meet the requirements of NLR Wastewater, including:

- a. Sewer service is not available to the site without a main extension.
- b. A complete set of drawings for development must be submitted to NLR Wastewater.
- c. Approval of plans by AR Dept of Health Engineering Division is required.

10. Meet the requirements of Rock Region Metro (CATA), including:

- a. Location served by Route 10 currently providing rides to jobs in the area. It is also part of our future flex-service area. The flex service will provide hub to door services on demand. The road networks should connect to allow vehicles to move freely in and out of the redesigned lots.

C. SD2015-6 Walmart Commercial, Lot 7AR, (Replat and Site Plan Review of a commercial center located on north side of Maumelle Blvd and near Paul Eells Drive)

- 1. Requirements before the final plat/replat will be signed:**
 - a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on the proposed development).
 - b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 2. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - b. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - c. Provide Arkansas Department of Health approval for water and sewer facilities.
- 3. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - c. Reference new FEMA map panel number in note about 100 year flood plain on site plan.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster enclosure to be masonry with heavy landscaping.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - d. Provide cross access easement on plat with abutting property.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalk, ramps and striping to ADA standards and City across the Walmart access drive.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 7 parking lot shade trees.
 - d. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - e. Allow existing drive to encroach into 4' landscape strip on the north.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 9. Meet the requirements of CAW, including:**
 - a. Water is not available to this property without the extension of water facilities.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

10. Meet the requirements of NLR Wastewater, including:

- a. A complete set of drawings for development must be submitted to NLR Wastewater.
- b. Approval of plans by AR Dept of Health Engineering Division is required.

11. Meet the requirements of Central Arkansas Transit Authority (CATA), including:

- a. Location is served by the Maumelle Express bus, Route 26. The route is used by riders to access jobs along Maumelle Boulevard at the nearby stop for Walmart. Continue pedestrian amenities to provide access to the stop at this location.

D. SD2015-7 George W Heilman Subd, Lot 5A and 5B (Replat and Site Plan Review of an contractors office located at SW corner of Hillard and Crystal Hill Road)

1. Requirements before the final plat/replat will be signed:

- a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on the proposed development).
- b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- c. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards or signed waiver form.
- d. Provide ½ street ROW dedication.

2. Permit requirements/approvals before a building permit will be issued:

- a. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
- b. Provide CNLR Access Driveway/Curb Cut Permit.
- c. Provide CNLR Floodplain Development Permit.
- d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- e. Provide Arkansas Department of Health approval for water and sewer facilities.

3. Meet the requirements of the City Engineer, including:

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).
- e. Driveway radii returns built to City Engineer's specifications.
- f. Widths of driveways shall be 40' maximum.
- g. Cross drains in the Street ROW are to be RCP with flared end section unless approved by Engineering. Show any existing and proposed storm pipes on site plan.
- h. All driveways are to be concrete within the Street ROW.
- i. Show driveway and radii dimensions on site plan.
- j. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
- k. Obtain driveway/curb cut from City Engineer or AHTD if State Highway.
- l. Show date on plat and site plan.
- m. Show developer's name and address on plat and site plan.
- n. Show ROW of Crystal Hill Road on plat and site plan.
- o. Show note about being in a floodplain and referencing FEMA map panel on plat and site plan.
- p. Show any sign location on site plan.
- q. Show dumpster location on site plan.
- r. Show building outline with square footage and first floor elevation on site plan.
- s. Show nearest fire hydrant on site plan.
- t. Show water and sewer lines, as well as any other utilities on site plan.
- u. Show fire flow/ water pressure site plan.
- v. Show finished grade contours on site plan.
- w. Show storm water detention if applicable on site plan.

4. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide dumpster location.

- c. Dumpster to have masonry screening.
 - d. Show paving line extent.
 - e. Allow 6' front yard fence as shown on site plan.
 - f. Allow phasing.
 - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - h. Provide cross access easement on plat with abutting property at shared drive location.
 - i. Provide 10' utility easements around property perimeter.
- 5. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards or signed waiver.
 - b. Provide ROW dedication.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center as shown
 - d. Provide (17) parking lot shade trees, show on drawing.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property, show on drawing
 - g. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.
- 8. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 9. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Submit plans for water facilities and/or fire protection system to CAW for review.
 - c. Approval of plans by AR Dept of Health Engineering Division is required.
 - d. Contact CAW for requirements on backflow protection on meter services.
 - e. Contact CAW for requirements on size and location of the meter.
 - f. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 10. Meet the requirements of NLR Wastewater, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept of Health Engineering Division is required.
- 11. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location is served by the Maumelle Express, Route 26 at this location by the Crystal Hill and Young Rd stop. Newly developed lots should include pedestrian amenities for access to jobs via public transit.

E. SD2015-8 Northshore Business Park, Lot 11, Block 8 (Final Plat and Site Plan Review of a Windstream office located NE of the intersection of Northshore Lane and Northshore Drive)

1. Requirements before the final plat/replat will be signed:

- a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

2. Permit requirements/approvals before a building permit will be issued:

- a. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
- b. Provide CNLR Access Driveway/Curb Cut Permit.
- c. Provide Arkansas Department of Health approval for water and sewer facilities.

3. Meet the requirements of the City Engineer, including:

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- c. Driveway radii returns built to City Engineer's specifications.
- d. Label driveway dimensions.
- e. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.

4. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Allow 20 foot building setback on south side.
- c. Gate to meet Fire Marshal's requirements.
- d. Dumpster to have masonry screening.
- e. No fence is to be within a front building line.
- f. All exterior lighting shall be shielded and not encroach onto neighboring properties.

5. Meet the requirements of the Master Street Plan.

6. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide 4 street trees.
- d. Provide 9 parking lot shade trees.
- e. Parking lot shade trees must be at the furthest 10' from edge of paving.
- f. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

7. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

8. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.
- c. Fire hydrants to be within 400 feet of all areas of building.

9. Meet the requirements of CAW, including:

- a. Water is available to the site.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. Submit plans for water facilities and/or fire protection system to CAW for review.
- d. Approval of plans by AR Dept of Health Engineering Division is required.
- e. Contact CAW for requirements on backflow protection on meter services.

- f. Contact CAW for requirements on size and location of the meter.
- g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

10. Meet the requirements of NLR Wastewater, including:

- a. Sewer is available to the site.
- b. A complete set of drawings for development must be submitted to NLR Wastewater.
- c. Approval of plans by AR Dept of Health Engineering Division is required.

11. Meet the requirements of Rock Region Metro (CATA), including:

- a. Location is not currently served by Rock Region METRO. Continue pedestrian amenities to allow access to nearby park and trail network. The network will bridge the last mile connection to nearby bus routes.

CASE: Rezoning #R2015-2

REQUEST: To rezone from the R-1 zoning classification to the proposed R-4 classification to recognize existing multifamily uses.

LOCATION OF REQUEST: 2001 Highway 161

APPLICANT: Mr. Steve Jenkins

OWNER: JWJ INVESTMENTS LLC

P.C. BACKGROUND: First time on agenda – Nov 2015.

SITE CHARACTERISTICS: Site has an existing 10 apartment building, a single family house, two mobile homes and 6 recreational vehicles.

ZONING: R-1

LAND USE PLAN: Multi Family

SURROUNDING USES:

NORTH:	empty lot
SOUTH:	multi family complex
EAST:	commercial and light industrial uses
WEST:	single family neighborhood

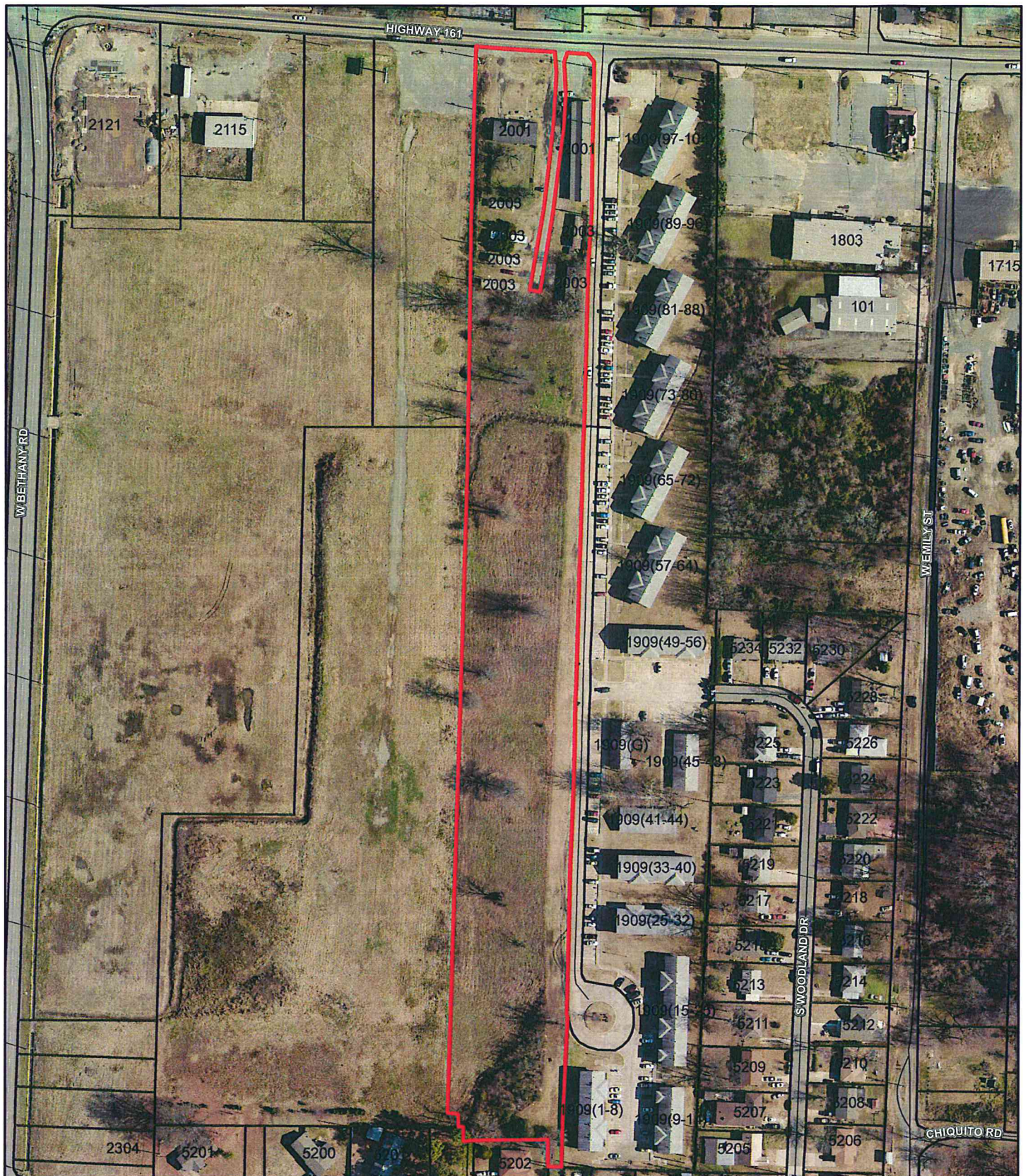
BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: The Planning Commission has voted in the past to support rezoning request that support the Land Use Plan.
2. NEIGHBORHOOD POSITION: We have received calls in support of cleaning up the area.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable as the Land Use Plan supports the change.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? There should not be any negative effects.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No, due the Land Use Plan supports the request.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? no

SUMMARY: Applicant is requesting to rezone the property to multifamily to recognize the existing multifamily uses. The Land Use Plan supports the request to rezone to Multifamily.

STAFF RECOMMENDATION: Approve.

Rezone #2015-2 and Special Use #2015-4



Ortho Map

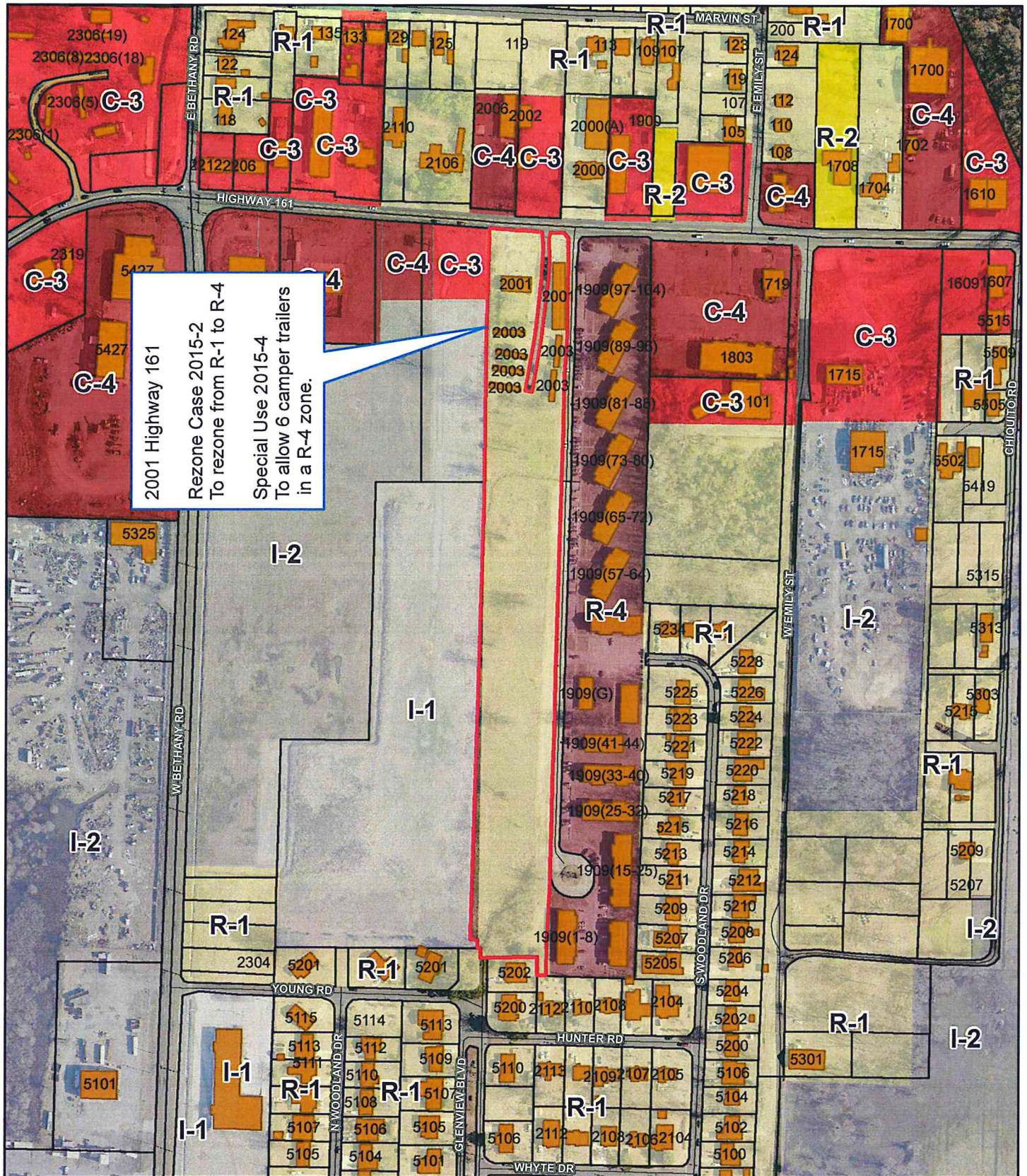
1 inch = 200 feet



Date: 10/13/2015

Not an actual survey

Rezone #2015-2 and Special Use #2015-4



Zoning Map

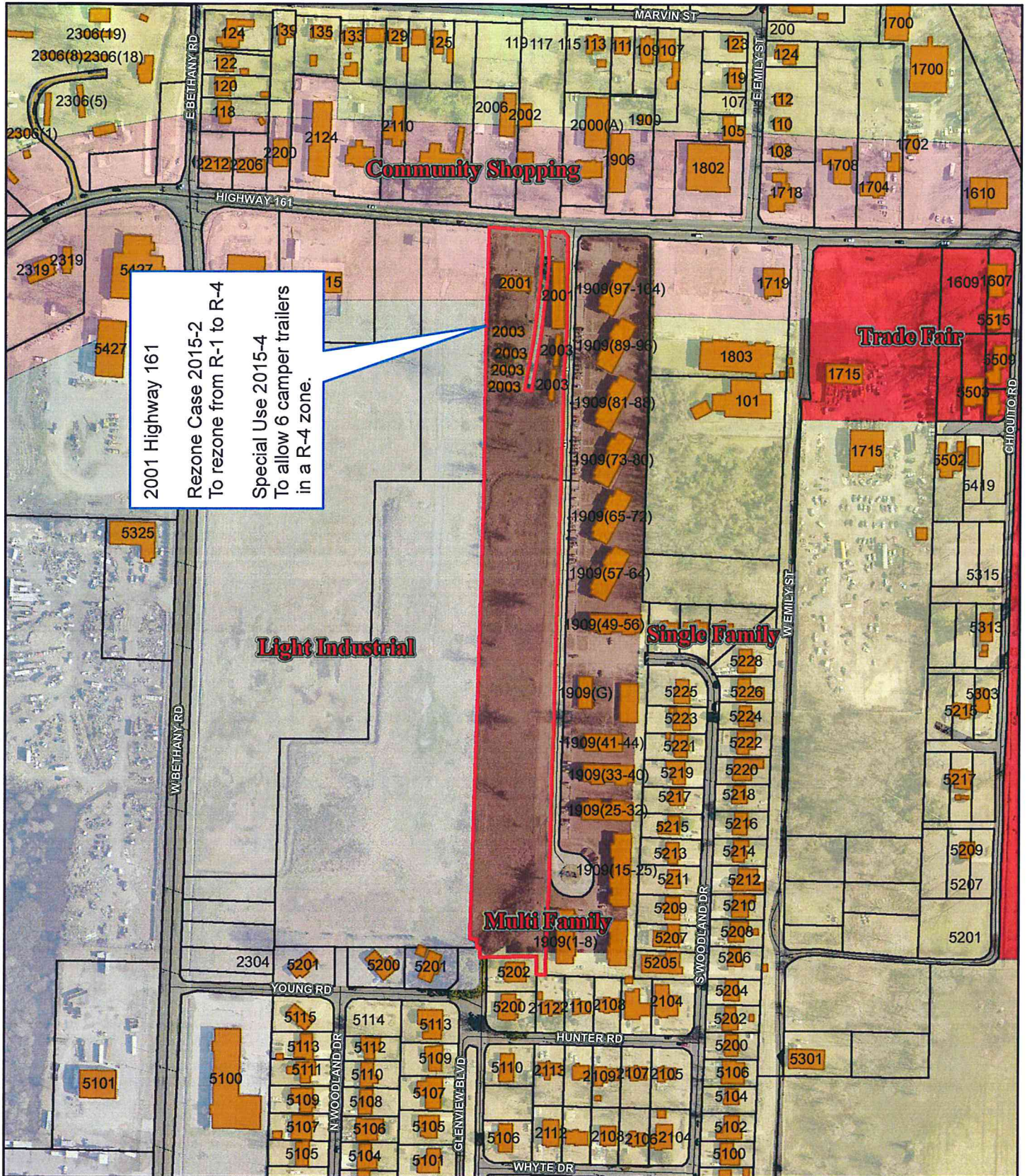
1 inch = 300 feet



Date: 10/13/2015

Not an actual survey

Rezone #2015-2 and Special Use #2015-4



Land Use Map

1 inch = 300 feet



Date: 10/13/2015

Not an actual survey

CASE: Special Use #SU2015-0004

REQUEST: to allow 6 camper trailers in a R-4 zone

LOCATION OF REQUEST: 2001 HIGHWAY 161

APPLICANT: Mr. Steve Jenkins

OWNER: JWJ INVESTMENTS LLC

P.C. BACKGROUND: First time on agenda – Nov 2015. The Planning Commission has to approve R2015-2 for this case to be heard.

SITE CHARACTERISTICS: Site has an existing 10 apartment building, a single family house, two mobile homes and 6 recreational vehicles.

ZONING: R-4

LAND USE PLAN: Multi Family

SURROUNDING USES:

NORTH:	empty lot
SOUTH:	multi family complex
EAST:	commercial and light industrial uses
WEST:	single family neighborhood

BACKGROUND:

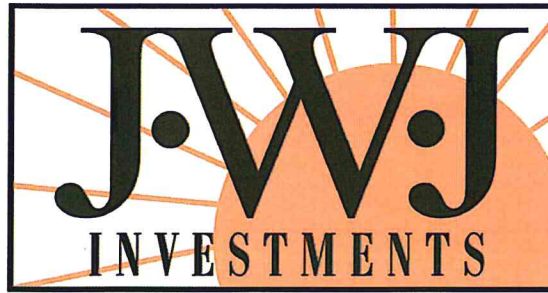
1. COMPATIBLE WITH PREVIOUS ACTIONS: The Planning Commission has approved RV parks in the past.
2. NEIGHBORHOOD POSITION: We have received calls in support of cleaning up the area.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: minimal
4. LEGAL CONSIDERATION/REASONABLENESS: The request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? There should not be any negative effect on the neighborhood.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No, due the Land Use Plan supports the request.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? no

SUMMARY: The applicant has removed substandard mobile homes and has replaced with 6 recreational vehicles. He could have replaced the old mobile homes with mobile homes without applying for a Special Use. Due to the applicant using recreational vehicles a Special Use is required.

STAFF RECOMMENDATION: Approval

CONDITIONS TO BE CONSIDERED:

1. Recreational vehicles must be underpinned.
2. Recreational vehicles must be tied down and the tie downs must be inspected by the building official.
3. applicant must meet all applicable Federal, State, County and City requirements,
4. business license to be issued after Planning Staff confirmation of requirements,



7200 Industry Drive North Little Rock, AR 72117

Tel: (501) 945-2600 Fax: (501) 945-1379

www.jwjinvestments.com

City of North Little Rock
Planning Commission
City Services Building
120 Main Street
North Little Rock, AR 72114

October 8, 2015

Re; Special use permit to allow placement of 5th Camper Trailers at 2001 Hwy 161 in North Little Rock.

In August 2014 we purchased the Davis Motel and Trailer Park located at 2001 Hwy 161 in North Little Rock. The property comprises about 5.95 acres. The tract is 165' wide fronting Hwy 161 and is about 1600' deep. The front 165' x 400' was developed property comprised of a single family residence, a 10 unit motel (the Davis Motel) and a small trailer park in the rear. The raw land behind the trailer park is about 165'x1200'. According to our Zoning certificate the land is zoned R-1 but is approved for a 'continuation of non-conforming use'.

The property was in a state of disrepair and was a hub of criminal activity. We discontinued motel operations and reconfigured the motel to function as 1 bedroom studio apartments. We do not accept anything less than a 6 month lease for these units. The house has been updated and rents as a single family residence to a new tenant. The 8 unit trailer park in the back is licensed to operate in North Little Rock as "Type 1190 Mobile Home Parks".

Upon purchasing the property I was concerned with the poor condition of the existing mobile homes. Several were in poor enough condition that they were not worth repairing. On the other hand I was concerned that if we just hauled them off we wouldn't be able to replace them with newer units. If that was the case, we would be forced to just continue to patch up the old units. In February of this year I spoke with Robert Voyles regarding my concerns. We agreed that replacing the old units would be a better option than just continuing to patch the old units. He said that since the property was already functioning as a trailer park he felt we were ok to update the park with newer trailers.

Since that conversation we have placed six 5th wheel trailers on the property. Last month Mr. Rodger Greene called me and questioned whether we were allowed to place 5th wheel trailers on the property. His concern was if we were properly zoned for a RV Park. I shared with him the conversation that I had with Mr. Voyles and he suggested that I contact Mr. Shawn Spencer regarding the issue.

I spoke with Mr. Spencer and he informed me that the City of North Little Rock does not classify a 5th trailer as a mobile home and that we would need to get a special use permit operate a six space RV Park on the premises. Therefore I am petitioning the commission for a special use permit to allow six 5th trailers to be at 2001 Hwy 161 in North Little Rock.

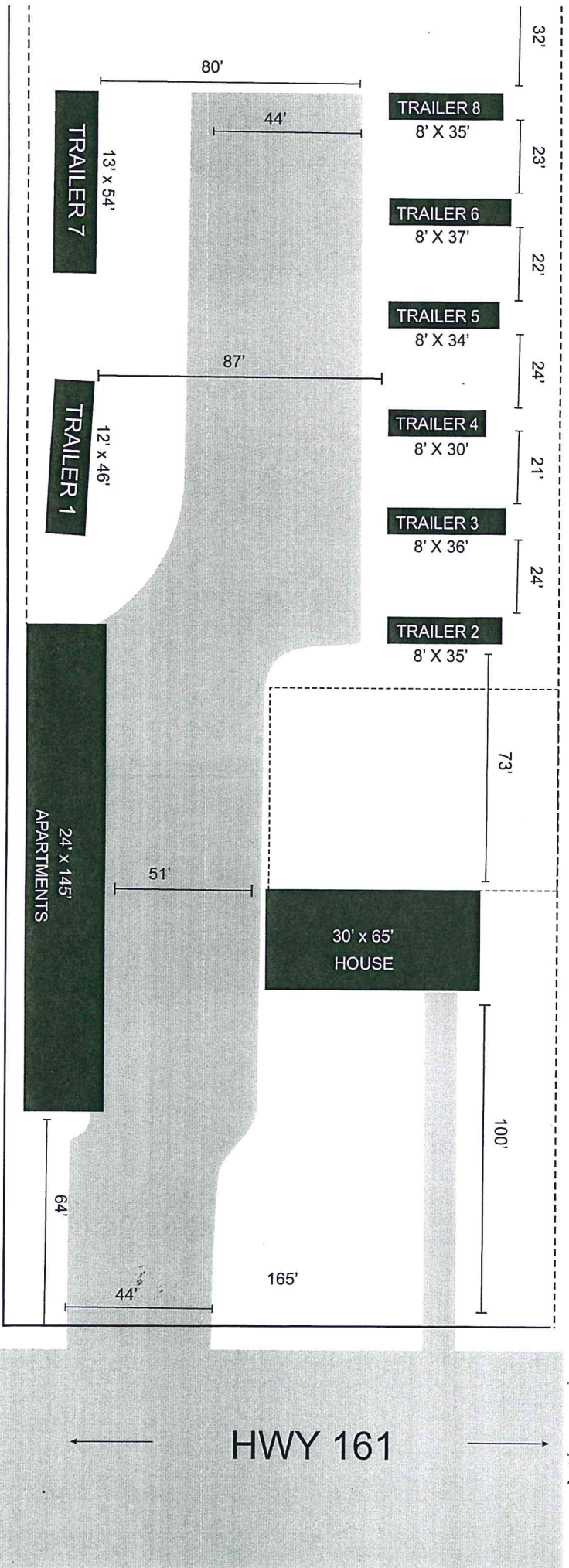
Thank you for your consideration,

A handwritten signature in blue ink, appearing to read 'Steve Jenkins', is written over the typed name.

Steve Jenkins

6 CAMPER TRAILERS

4 BEDROOM SINGLE FAMILY HOME



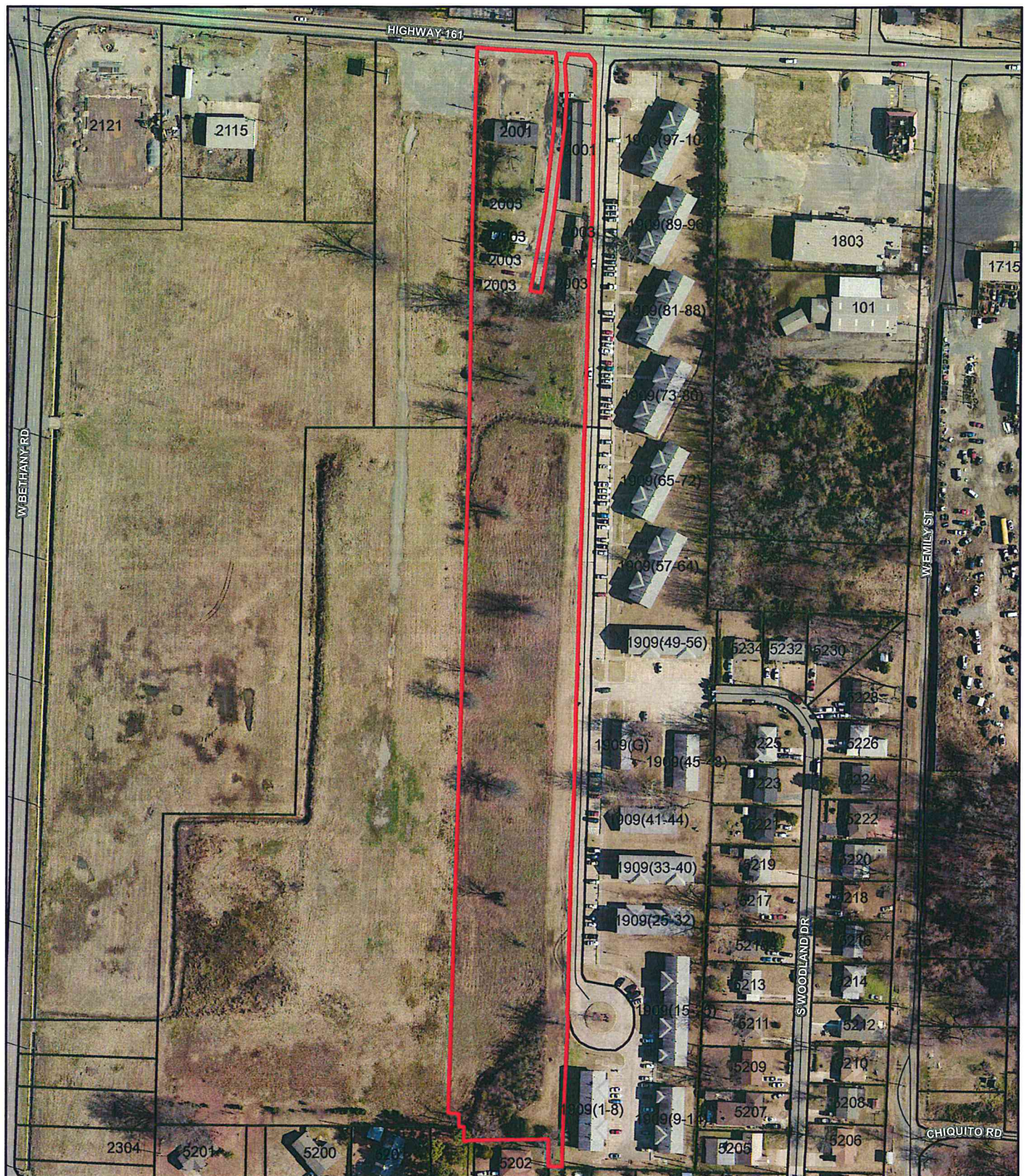
APPLICANT
 JWI Investments
 PO Box 16384
 N. Little Rock, Ar 72231
 Steve Jenkins 501-231-1725

LOCATION
 Davis Apartments
 2001 Hwy 161
 N. Little Rock, Ar 72117

LEGAL DESCRIPTION
 THE N½ N½ S½ N½ SE¼ SECTION 29
 TOWNSHIP 2 NORTH, RANGE 11 WEST
 except the west 1069.1 feet thereof and
 except the east 30 feet thereof in the
 City of N. Little Rock, Pulaski County, Arkansas



Rezone #2015-2 and Special Use #2015-4



Ortho Map

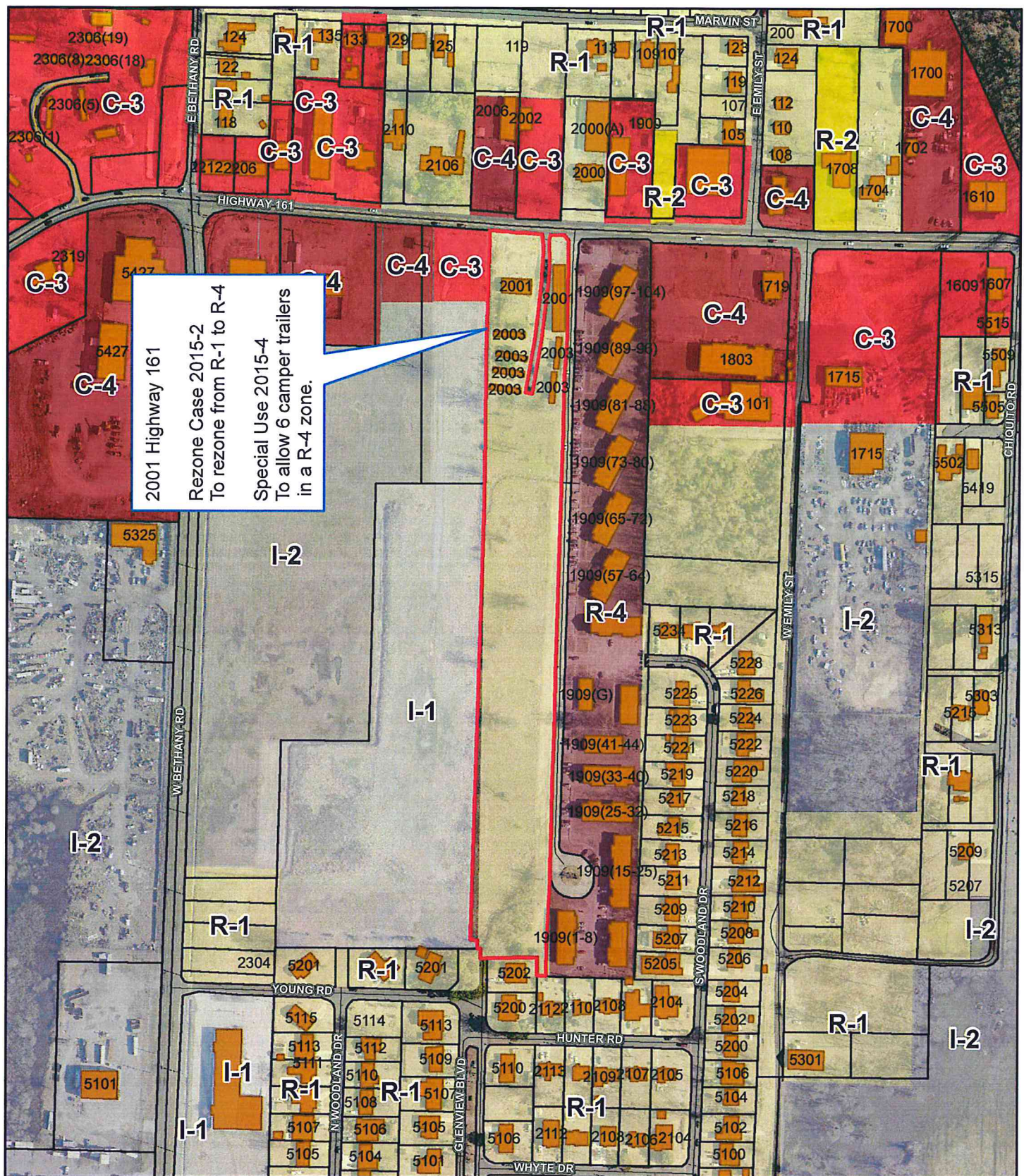
1 inch = 200 feet



Date: 10/13/2015

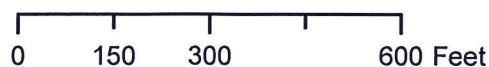
Not an actual survey

Rezone #2015-2 and Special Use #2015-4



Zoning Map

1 inch = 300 feet



Not an actual survey

Date: 10/13/2015



